138.0	0005	0006.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	754,100 /	754,100
					USE VALUE:	754,100 /	754,100
					ASSESSED:	754,100 /	754,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
43		VENNER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JOKINEN ALLEN		
Owner 2:	JOKINEN DEBORAH		
Owner 3:			
Street 1:	43 VENNER ROAD		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02476	Type:	

PREVIOUS OWNER

Owner 1:	JOKINEN ALLEN -
Owner 2:	-
Street 1:	43 VENNER ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,052 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1948, having primarily Clapboard Exterior and 1192 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7052.000	185,700		568,400	754,100
Total Card	0.162	185,700		568,400	754,100
Total Parcel	0.162	185,700		568,400	754,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 632.63 | /Parcel: 632.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 88808

GIS Ref

GIS Ref

Insp Date 02/21/19

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 138.0-0005-0006.0

!10702!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	185,800	0	7,052.	568,400	754,200	754,200	Year End Roll	12/18/2019
2019	101	FV	199,600	0	7,052.	600,000	799,600	799,600	Year End Roll	1/3/2019
2018	101	FV	199,600	0	7,052.	442,100	641,700	641,700	Year End Roll	12/20/2017
2017	101	FV	199,000	0	7,052.	423,100	622,100	622,100	Year End Roll	1/3/2017
2016	101	FV	199,000	0	7,052.	391,600	590,600	590,600	Year End	1/4/2016
2015	101	FV	186,600	0	7,052.	328,400	515,000	515,000	Year End Roll	12/11/2014
2014	101	FV	186,600	0	7,052.	320,800	507,400	507,400	Year End Roll	12/16/2013
2013	101	FV	186,600	0	7,052.	305,700	492,300	492,300		12/13/2012

PRINT

Date	Time
12/11/20	00:59:01

LAST REV

Date	Time
04/04/19	18:06:55

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10702

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JOKINEN ALLEN	51013-172		4/10/2008	Family	1	No	No		
	13620-413		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	88808
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
2/21/2019	Entry Denied	DGM	D Mann
8/31/2017	MEAS&NOTICE	HS	Hanne S
2/9/2009	Measured	372	PATRIOT
11/18/1999	Mailer Sent		
11/9/1999	Measured	263	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7052		Sq. Ft.	Site		0	90.	0.90	10									568,407						568,400	

Total AC/HA: 0.16189 | Total SF/SM: 7052 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 568,407 | Spl Credit | Total: 568,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj $ / SQ:	140.333
Other Features:	63250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	269154
Depreciation:	83438
Depreciated Total:	185716

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	M
Totals			
1	6	2	

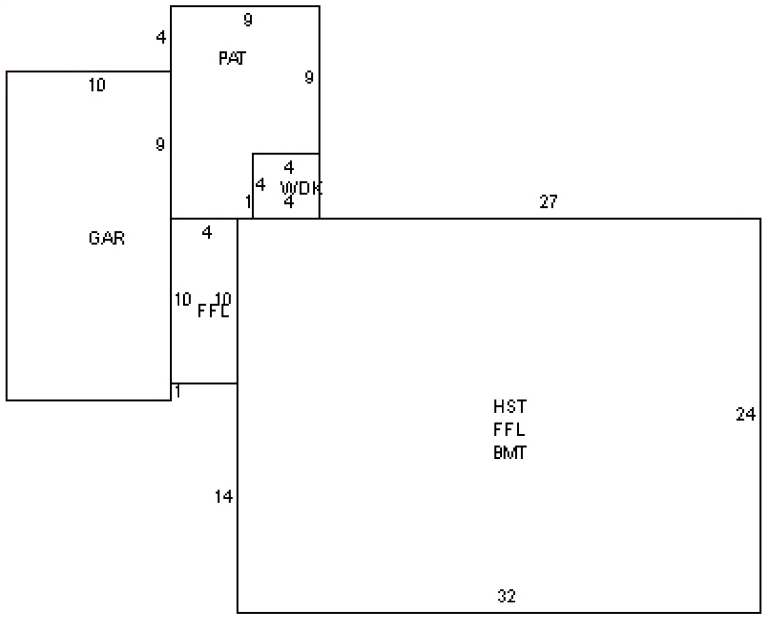
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	140.33
Special Features:	0	Val/Su Net:	81.55
Final Total:	185700	Val/Su SzAd	155.79

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	808	140.330	113,389
BMT	Basement	768	42.100	32,333
HST	Half Story	384	140.330	53,888
GAR	Garage	200	27.230	5,445
PAT	Patio	101	5.900	596
WDK	Deck	16	15.840	253

Net Sketched Area:	2,277			Total:	205,904
Size Ad	1192	Gross Are	2661	FinArea	1192

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

138.0-0005-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	